

NORTH FOLK WINERY

43020 Blackhawk Road, Harris, MN 55032

CENTURY 21
COMMERCIAL

Moline Realty, Inc

Carrie Gibbs, Broker/Owner, Commercial Specialist

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NORTH FOLK WINERY



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PROPERTY INFORMATION

PURCHASE PRICE

\$1,450,000.00

PROPERTY ADDRESS

***43020 Blackhawk Road
Harris, MN 55032***

YEAR BUILT

2011-2019

PROPERTY SIZE

7,193 Sq. Ft.

LAND SIZE

15.48 Acres

**43020 Blackhawk Road
Harris, MN 55032**

Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited..

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PROPERTY OVERVIEW

Welcome to the world of wine, where every sip is a journey through the flavors and aromas of different regions and grapes. And what better way to explore this world than with the sale of the award-winning North Folk Winery?

Located on 15.48 acres of picturesque land, this extraordinary property offers a unique blend of sophistication, craftsmanship, and natural beauty. The winery boasts a state-of-the-art production facility, a tasting room with stunning views, and a charming event space perfect for weddings and other special occasions.

But it's not just the property that makes North Folk Winery stand out. Their wines have won numerous awards and accolades, making them a must-visit for any wine enthusiast.



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PROPERTY DETAILS

North Folk Winery In Search Of Its Next Proprietor Who Will Continue to Offer the Best Of Everything Local In One Place

Video: *Welcome to North Folk Winery - "[The Best of Everything Local](#)" (Click Here)*

Introduction:

Explore the world of wine with the sale of the award-winning North Folk Winery-an extraordinary property offering a unique blend of sophistication, craftsmanship, and natural beauty. On 15.48 acres, this property features a state-of-the-art wine production facility and a timber frame wine tasting building that embodies rustic elegance. Enhancing the outdoor experience, a summer kitchen features a wood-fired pizza oven, a tent/tent pad for open-air gatherings and live music, and a meticulously cultivated 1-acre vineyard adorned with 600 grape vines. The sale encompasses not just the property but a comprehensive package, including all furniture, fixtures & equipment, intellectual property, vehicles, and the coveted trademark "North Folk." Offering a turnkey winery and event venue, this is a rare opportunity for those seeking a well-established business with unmatched charm. North Folk Winery awaits its next visionary owner to continue its legacy of excellence in wine and hospitality.

The sale of the award winning North Folk Winery includes real estate and assets: 15.48 acres of land (PIDs:030043301 & 030042910), 4800 sf state of the art wine production building built in 2019 with solar, 2392 sf timber frame wine tasting building built in 2011, outdoor kitchen with wood fired pizza oven, tent/tent pad, 1 acre vineyard containing 600 grape vines, three commercial kitchens, six licenses/permits (subject to application/transfer to new owner), all processing equipment, all FF&E, intellectual property, vehicles, and the Trademark "North Folk". Existing inventory (bottled wine, bulk wine & packaging) are not included in the listing price, but can be purchased on a separate contract. Financials available to qualified buyers with an executed NDA - contact the listing broker, Carrie Gibbs.

PROPERTY DETAILS

Wine Tasting Building Details:

3D Matterport Virtual Tour for Wine Tasting Building. [Click Here](#)

- **Capacity:** 50 persons
- **Size and Construction Year:** 25x45, 2,393fsf, built in 2011
- **Structure:**
 - Timber frame construction with mortise and tenon joinery
 - Basement: 13-course block construction, concrete floor with commercial tile flooring for food production
 - Main floor: Wood base floor with tile flooring
 - Roof: Timber frame supporting roof, rafters, posts, and columns
- **Walls:**
 - Exterior: SIP panel walls
 - Interior: Sheetrocked walls, wood-framed walls in bathrooms with sheetrock finish and tile flooring
- **Roof:**
 - Asphalt shingles
 - Four dormers
- **Interior Features:**
 - 11x13 loft with open vaulted ceiling, used as a dining area
 - Commercial Kitchen: 9'x30" stainless steel counter, 3-compartment sink, 12' wood construction serving bar
 - Casement windows
- **Doors:**
 - Front and rear: Double doors
- **Mechanicals:**
 - Electric hot water heater
 - In-floor heat
 - Sump pump
 - 200 AMP service panel
 - Air-to-air exchanger
- **Exterior:**

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PROPERTY DETAILS

- Wood lap siding
- Front porch: 12'x44', timber frame construction
- Front wheel chair ramps: 6'x10' and (2) 4'x8'
- Rear deck: 10'4"x44' with wheel chair ramps on east side (4'x6') and rear (5'x9')

Wine Production Building Details:

3D Matterport Virtual Tour for Production Building: [Click Here](#)

- **Dimensions:**
 - Size: 40' x 60'
 - 4800fsf
 - Eave Height: 11' with a vaulted ceiling
- **Construction:**
 - Exterior Walls and Roof: Extreme SIP panel construction
 - Center Support: Post and beam construction
- **Completion:**
 - Built: Late 2019
 - Operational: Early 2021
- **Basement:**
 - Poured concrete basement measuring 24'x60'
 - South portion (16'x60'): Poured concrete foundation with a concrete slab on grade
 - Main Level Flooring: Pre-cast concrete with open area for stairs descent
 - Ceiling Height: 10'10"
 - West Portion: 14'x24' wine storage for cases on pallets
 - East Portion: 20'x24' barrel room for aging wine
 - Center Portion: Receiving area with 8x8 overhead door and service door
 - Interior Walls: Concrete block, including wine storage and receiving area
 - Mechanical Room: 12'x15'
 - Stairwell Area: 12'x7'6"

PROPERTY DETAILS

- Receiving Area: 12'x23'
- **Grade Level:**
 - Finished Office (NE corner): L-shaped, approximately 142 square feet
- **Main Level:**
 - Framed walls for lab room/commercial kitchen, mechanical room, bathroom, and freezer area
 - Interior Finish: Ribbed galvanized panels 11' up, SIP panel chipboard finish
 - Loft Rail: 42' x 9-rail steel square tube
 - Exterior Doors: Two service doors, two 10'x10' overhead doors
 - Bathroom: Stool, sink, urinal
 - Heating System: 5-zone in-floor heat system
 - Boilers: Steffes Model 5130 and Steffes Model 5140
 - Water Heater: 100-gallon Westinghouse electric
 - Electrical: Two 400-Amp service panels
 - Ventilation: Renew Aire - Energy Recovery Ventilation system
- **Exterior:**
 - Cladding: Wood lap
 - Roof: High-quality asphalt
 - Concrete Pads: 21'8"x32' (east end), 15'x40' (west end)
 - Basement Walls Finish: 6 in. x 6 in. Meherrin River Stone Concrete Stone Veneer
 - Loft Portion: Raised roof above the main roof line
 - Exterior Lights: Three

Tent Pad Details:

- Dimensions: 38'3" x 36'10"
- Material: Poured concrete
- Surrounding Structure: Wood deck
- Wood Deck Dimensions:
 - 29" wide, by 23" wide, by 34" wide, by 23" wide

PROPERTY DETAILS

Outdoor Summer Kitchen Details:

- **Colored Concrete Pad:**
 - Dimensions: 20'x20'
 - Purpose: Outdoor kitchen foundation
- **Outdoor Commercial Kitchen with Wood-Fired Pizza Oven:**
 - Dimensions: 8'6"x15'6"
 - Construction:
 - Wood frame
 - Wood lap siding
 - Steel roofing
 - Screen windows
 - Additional Features:
 - 5'x6' concrete base for pizza oven
 - Year Built: Approximately 2014

Vineyard and Grape Details:

- **Wine Grape Varieties:**
 - **Sabrevois:**
 - Mature: 82
 - Immature: 12
 - Production: 19.7#/vine
 - **Frontenac Gris:**
 - Mature: 116
 - Immature: 14
 - Production: 17.9#/vine
 - **Prairie Star:**

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- Mature: 50
- Immature: 26
- Production: 15#/vine
- **Marquette:**
 - Mature: 95
 - Immature: 55
 - Production: 9.2#/vine
- **Frontenac Blanc:**
 - Mature: 86
 - Immature: 23
 - Production: 8.6#/vine
- **Winery Processing:**
 - Total Tanks in Production Building: 11 (of various capacities)
 - Current Annual Production: 1,000 cases or 2,400 gallons of wine
 - Actual Capacity of Winery has the equipment to produce 3 times their current production.
- **Vineyard:**
 - Number of Rows: 25
 - Grape Vines: Approximately 600
 - Size: Approximately 1 acre
 - Planting Year: 2011
 - Replants: Various replants since the original planting
- **Trellis:**
 - Structure: H-brace at each end
 - Wires: Four 12-gauge wires

Site Improvements:

- **Septic Systems:**
 - Winery Septic: Installed in 2011 with a mound
 - Processing Building Septic: Collects solids, pumped to the 2011 septic system

PROPERTY DETAILS

- Waste Water Collection: Processing building has a wastewater collection tank pumped annually
- **Landscape Features:**
 - Boulder Retaining Walls:
 - Northwest and northeast portions of the processing building
 - Short boulder retaining wall on the northwest side of the outdoor kitchen
 - Extensive Groomed Grass Area
- **Utilities:**
 - Electrical Service: 400 AMP, 3 Phase, Off Peak
 - Two solar panel stations each with 34 panels installed in 2019
- **Well Information:**
 - Well: Minnesota Unique Well Number 777069
 - Drilled: 11/16/2010
 - Depth: 90 feet
 - Casing: 4" casing to 80 feet
 - Rated: 30 gpm
 - Pump: 1-HP Schafer Model 20SV1P4 Submersible pump
 - Drilled by: Schroepfer Well Drilling of Harris, MN (651-237-0326)
- **Solar Panels:**
 - Two solar panel stations
 - Number of Panels: Each with 34 panels (68 Total)
 - Installation Year: 2019

Equipment List: Provided Upon Request

See Next Page for a selection of Property Photos. To see all 95 Listing Photos, [Click Here.](#)

PROPERTY PHOTOS



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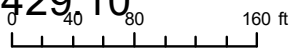
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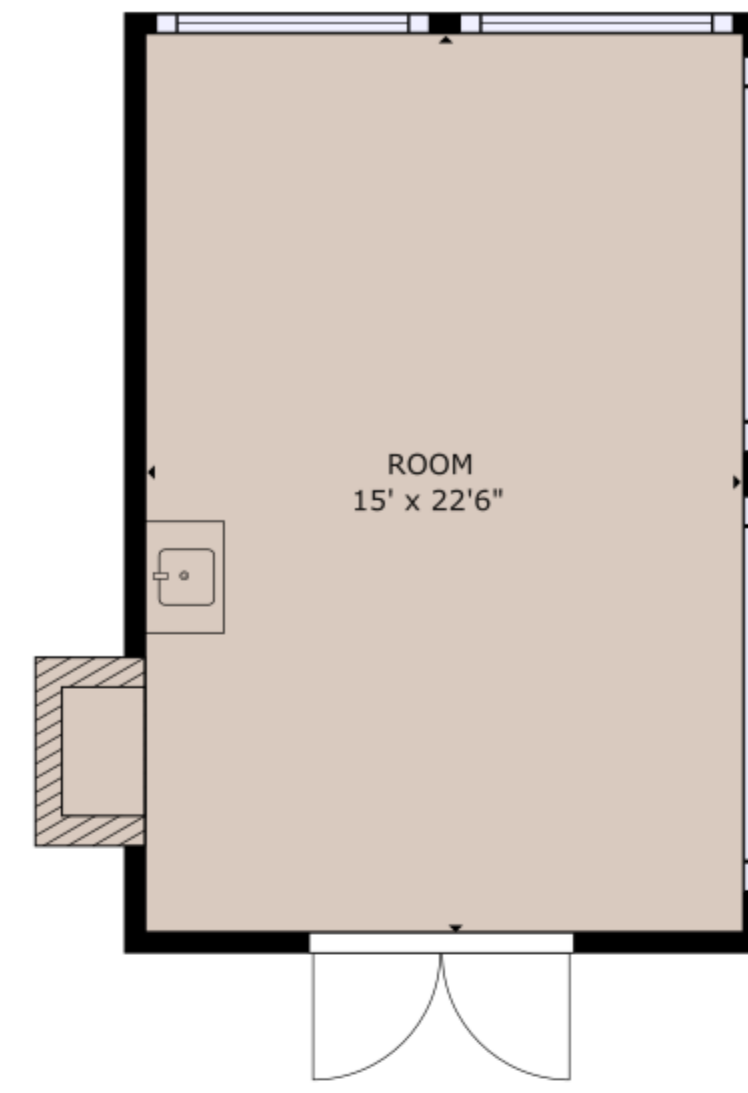
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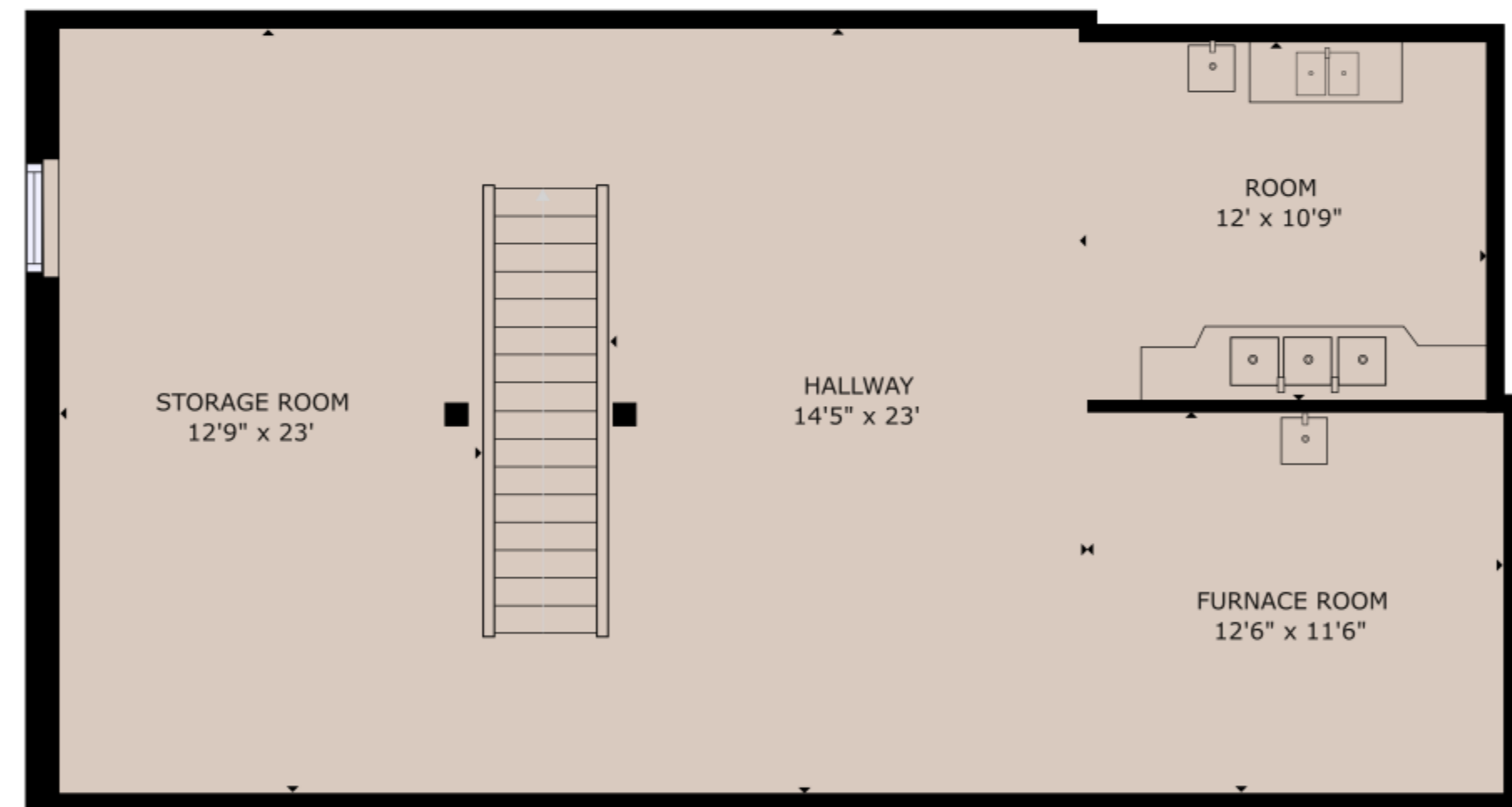
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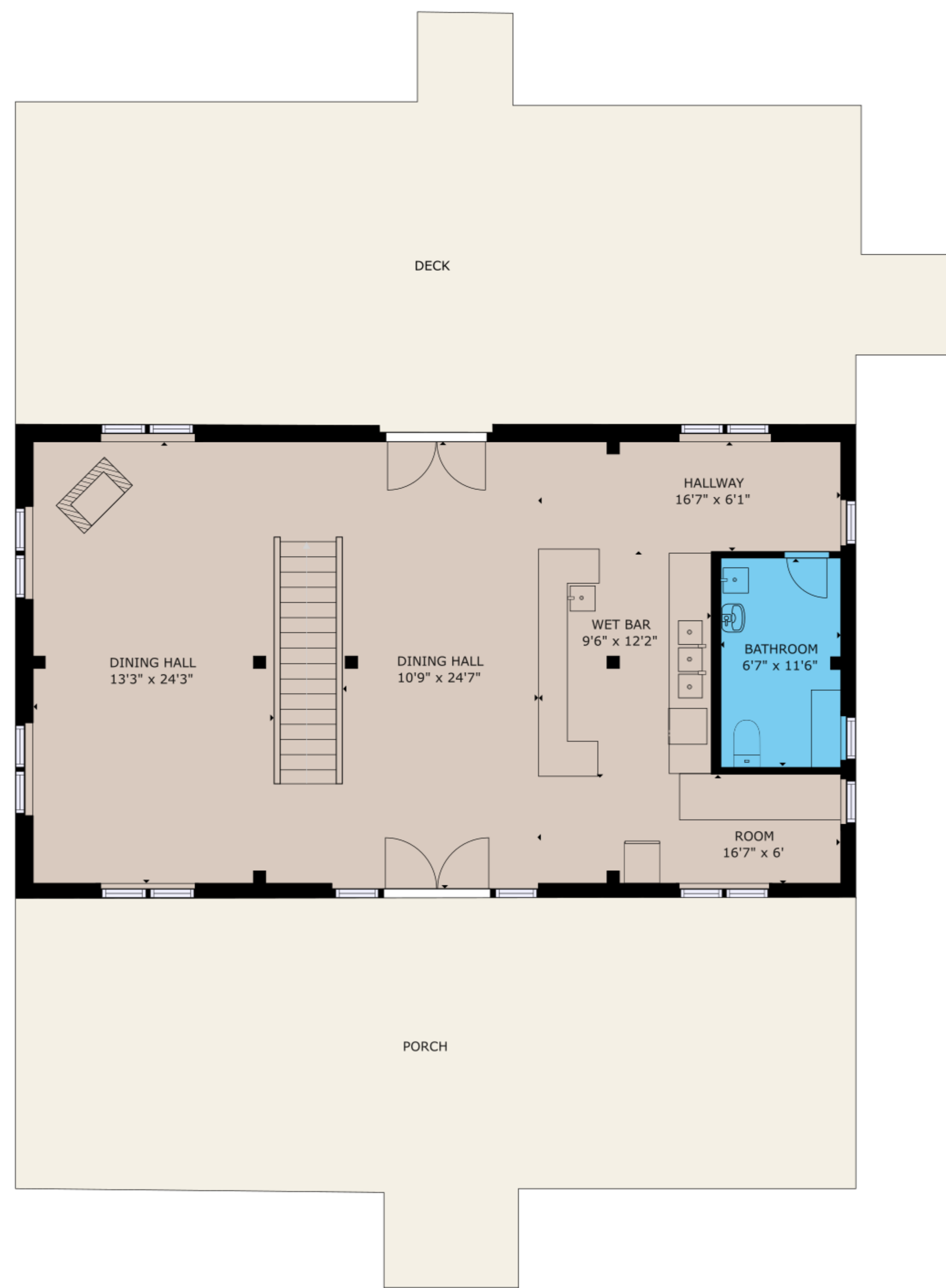


Outdoor Summer Kitchen Floor Plan

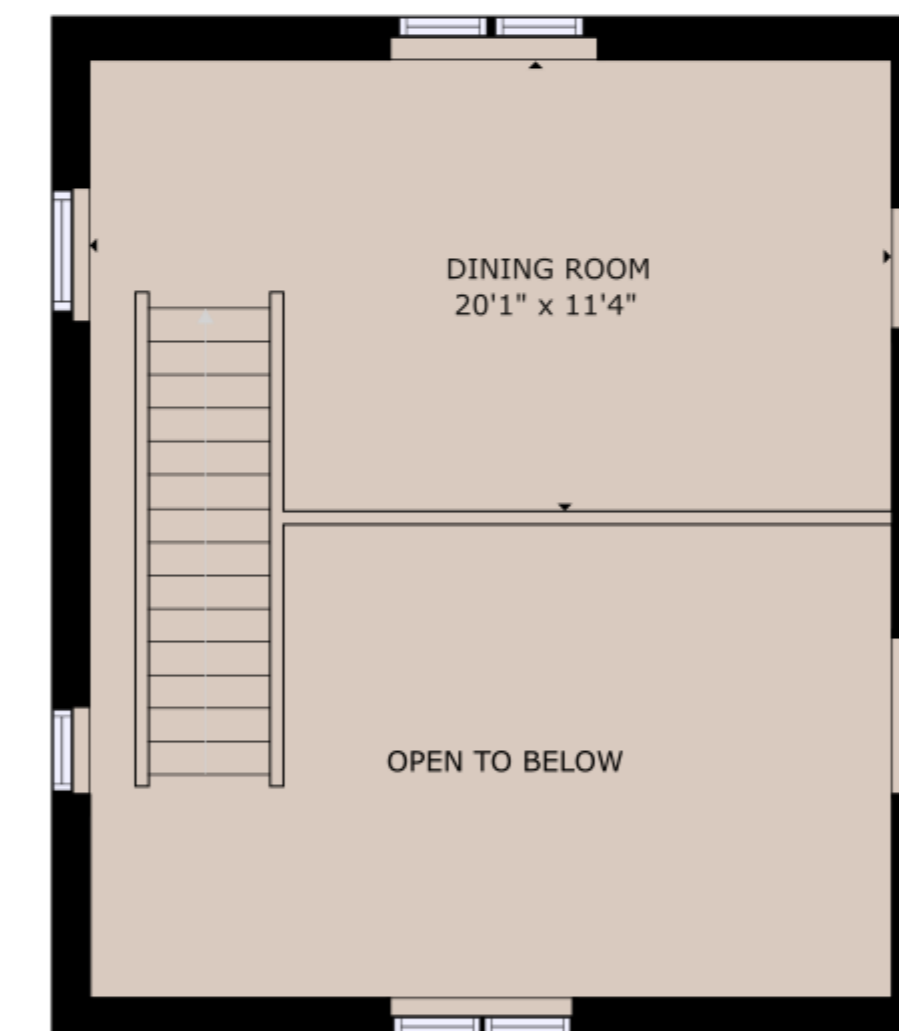
Wine Tasting Building Floor Plan



FLOOR 1



FLOOR 2

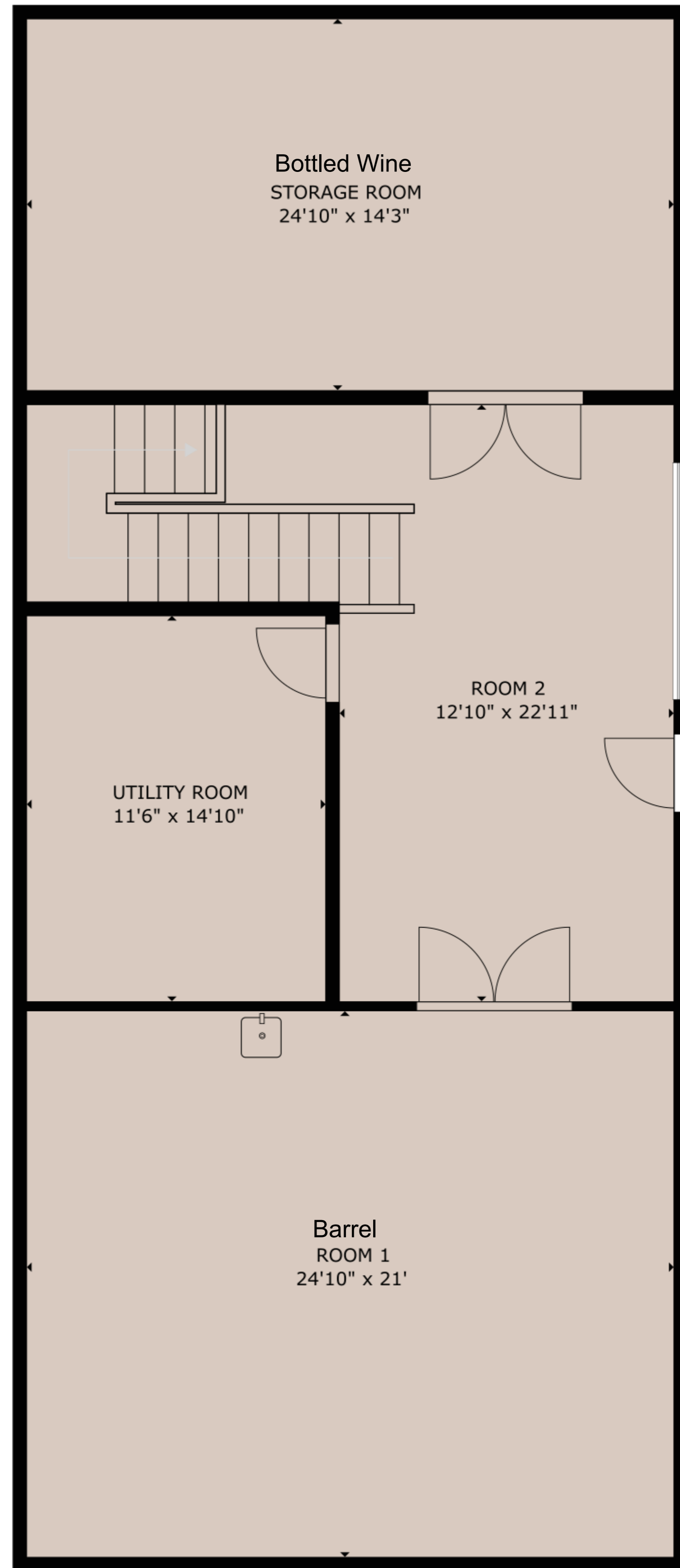


FLOOR 3

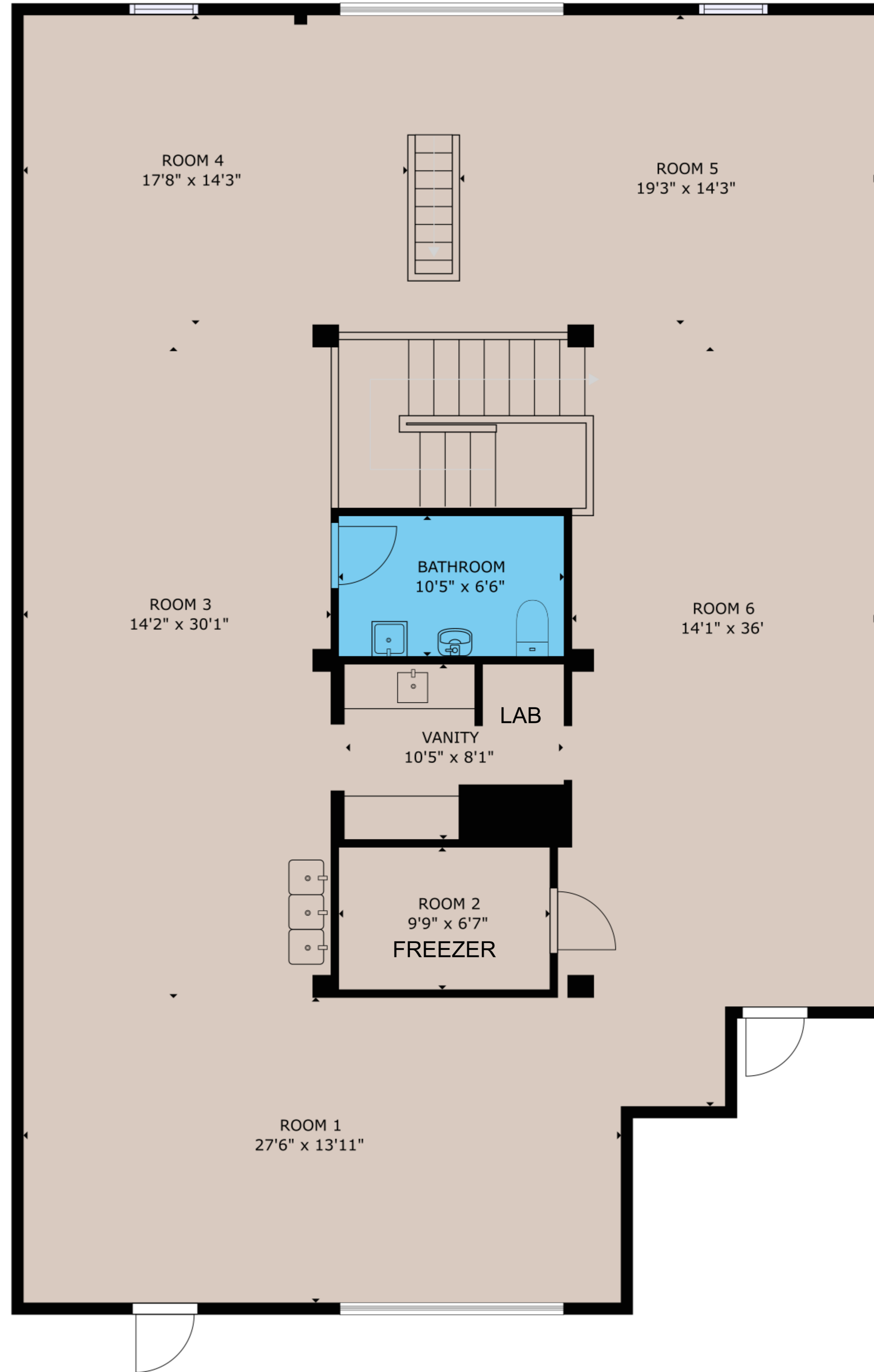
GROSS INTERNAL AREA
 FLOOR 1: 997 sq ft, FLOOR 2: 1466 sq ft, FLOOR 3: 259 sq ft
 EXCLUDED AREAS; PORCH: 602 sq ft, DECK: 810 sq ft
 TOTAL: 2722 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

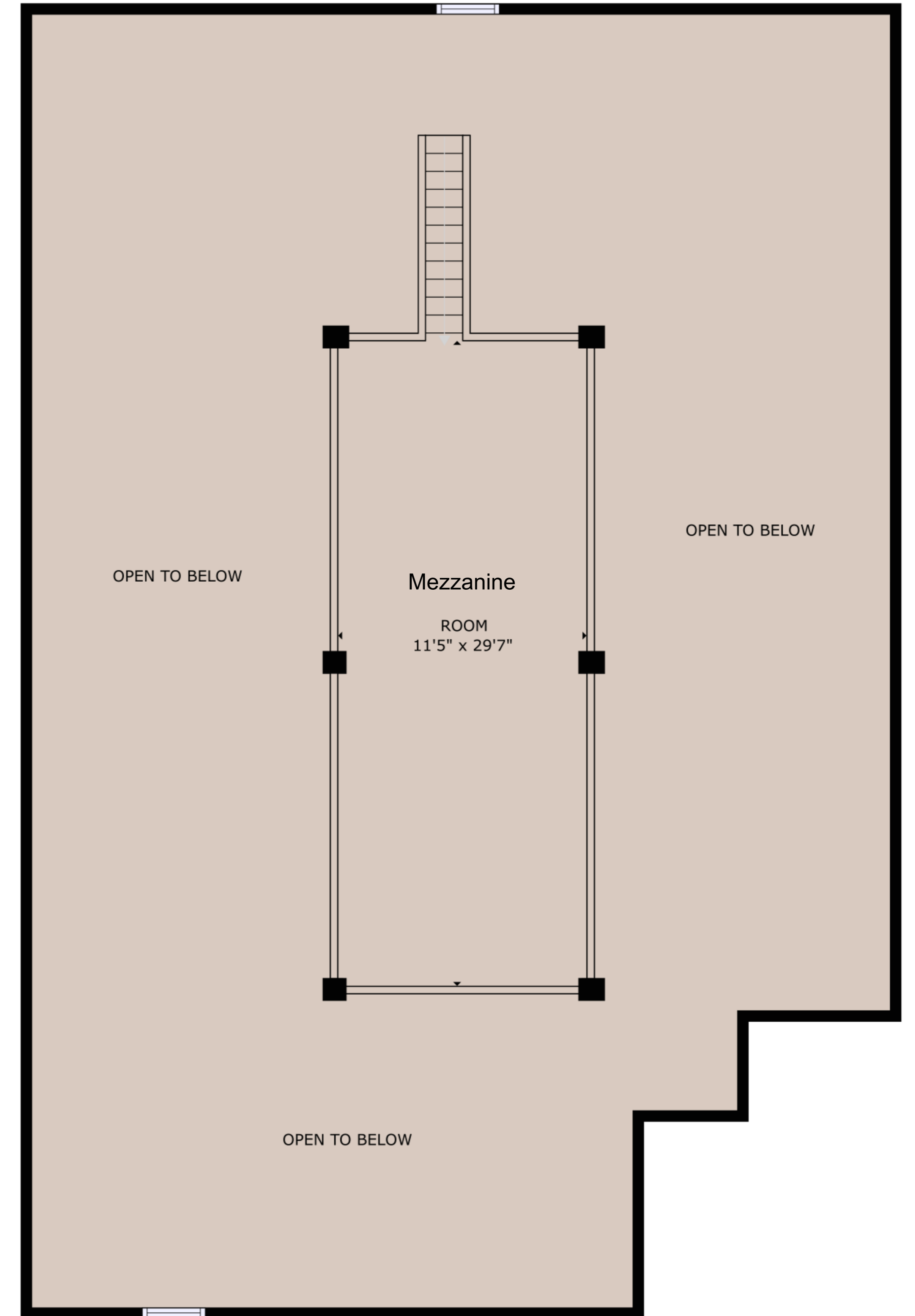
Wine Production Building Floor Plan



FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
 FLOOR 1: 1468 sq ft, FLOOR 2: 2190 sq ft, FLOOR 3: 353 sq ft
 TOTAL: 4011 sq ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

AERIAL ANNOTATION MAP



NORTH FOLK WINERY

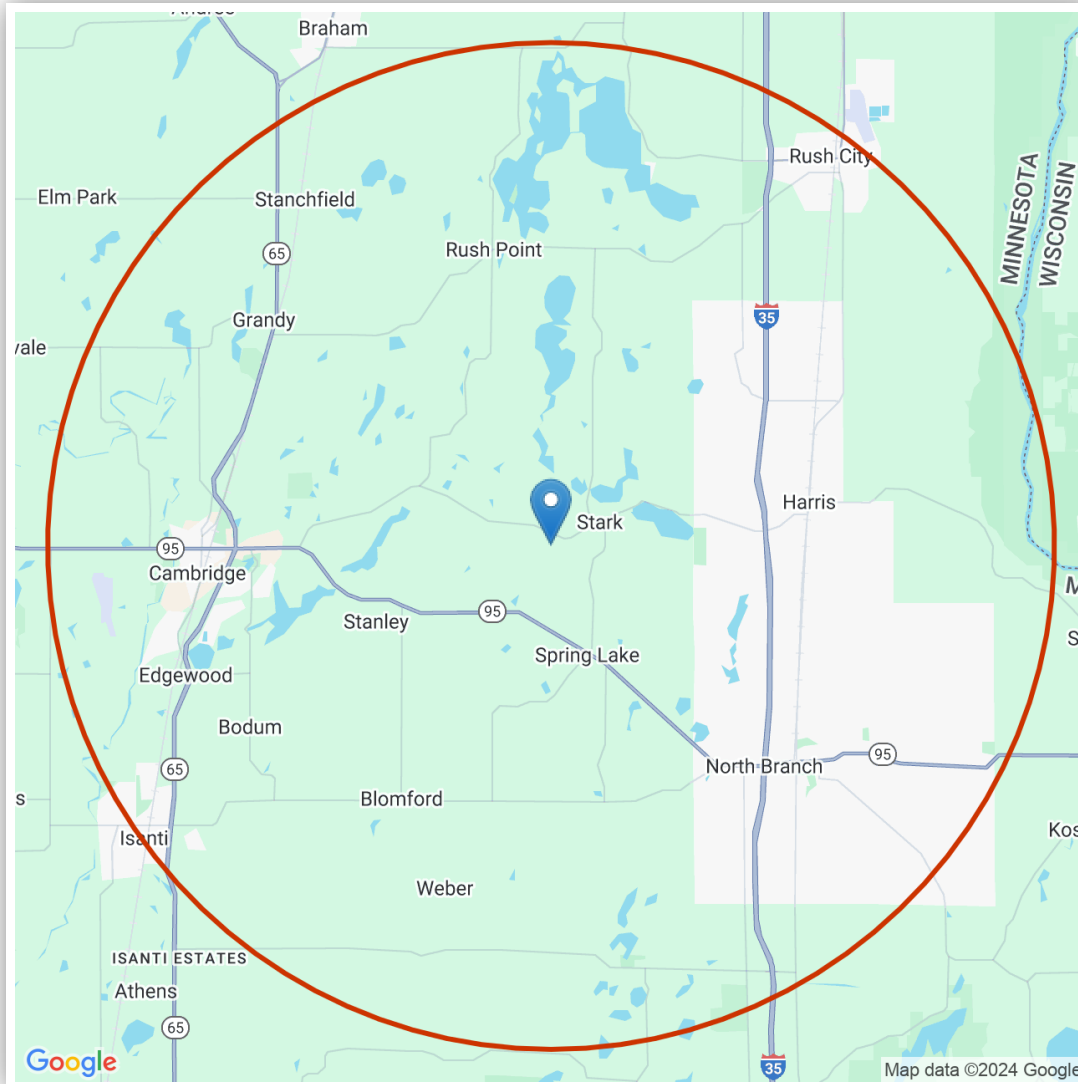
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LOCATION/STUDY AREA MAP (RING: 10 MILE RADIUS)



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